



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Project Description / Variance Details

Case Numbers: _____ - PA - _____ / _____ - BA - _____

Project Name: Offices at Miller and Pinnacle Peak

Location: East side of Miller Road south of Pinnacle Peak retail center

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Use: Office Zoning: C-0

Number of Buildings: 10 Height: N/A

Setbacks: N - - S - - E - - W - -

Description of Request:

Section of the Zoning Ordinance to be varied: Sec. 5.2204.E.1.b.

Project Narrative:

See Attached.

Scottsdale Ordinance Requires: One-half of the total site open space must be incorporated as frontage open space along a street.

Request: A variance to allow the frontage open space requirement to be satisfied by the provision of a 15' building setback from the private drive vehicular access boundary.

Amount of Variance: Varies depending upon lot size and generally would average as a less than 30-50% variance.

Planning and Development Services Department

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VARIANCE PROJECT NARRATIVE

Paragon Properties is proposing a 10 parcel office complex on an approximately 16.97 acre Commercial Office (C-O) site on the east side of Miller Road south of the retail center on Pinnacle Peak Road. The C-O site received zoning approval as part of a 47.4+ acre development in Case No. 23-ZN-90. Individual development parcels range in size from approximately 49,500 s.f. to 136,300 s.f. The site plan submittal depicts NAOS, detention/retention areas, site circulation and Miller Road improvements.

The Development Review Board (DRB) approval on the C-O site in Case No. 16-DR-99 has since lapsed. The previously approved site plan allowed five larger scale 2-story buildings, 36 feet in height with approximately 210,000 sq. ft. and required parking. The larger scale 2-story buildings, with significantly greater massing and associated parking fields, would have had greater visual and intensity impacts on adjacent residential development than the current proposal. The proposed office campus, intended for small office users, is anticipated generally to have more residentially-scaled buildings with far less square footage, and thus to generate far less traffic. Impacts on residential development should also be reduced with the current proposal.

The proposed development concept is intended to create an office campus setting for small-scale individual users; however, parcels could be combined by users. A 50' NAOS buffer and an additional 25' building setback are being provided along the east property line. Building height is limited by the Ordinance maximums of 36 feet and 24 feet within 100 feet of single-family residential districts. The Design Guidelines also provide for a driveway separation standard and 15-foot front yard setbacks from the vehicular access easement to establish a visually pleasing streetscape. Open space, F.A.R. and building volume will be provided on individual parcels per the C-O District requirements.

Design Guidelines will ensure quality and compatibility of architectural design, including color, materials and landscape palettes. Actual architectural designs, colors, materials, landscaping, pavers/colored concrete, site furniture and lighting, window recesses and other architectural details will be approved by the DRB as each individual parcel is developed. Development parcels would be sold to individual users who will then be required to submit for Development Review Board (DRB) site plan, landscaping and architectural approval consistent with the Design Guidelines.

In Case No. 23-ZN-90, a total of 20% NAOS was required for the overall development site. The NAOS Master Plan for the C-O parcel demonstrates the satisfaction of 20% NAOS zoning requirement, including the additional 24,153 s.f. to be provided on the C-O parcel in satisfaction of the NAOS requirement for the retail parcel as approved in Case No. 15-DR-99 (retail approval – Parcel 1) and Case No. 16-DR-99 (C-O parcel – Parcel

2). NAOS is allocated within individual parcels and will be secured by the dedication of an NAOS easement on the plat. The minimum dimension of 40 feet also required per zoning stipulation of Case No. 23-ZN-90 is satisfied on the boundary with the retail center by the combination of NAOS on both parcels as previously approved.

Because of the development constraints of the irregularly-shaped parcel, which narrows significantly on the northern end, and the wash preservation and NAOS setback requirements on three perimeters of the site, a variance to the frontage open space requirements is being requested. The proposed site plan configuration for a small-scale individual user office complex is preferred by the adjacent neighbors to the previously-approved plan for five 2-story buildings, and is a reasonable land use development option on the parcel. However, without a variance in the frontage open space requirements this acceptable land use pattern on the C-O parcel is not feasible. In combination with the required NAOS/open space on the perimeters, the provision of the 50 percent frontage open space would render the lots unbuildable. A 15-foot building setback is proposed to meet the intent of the frontage open space requirement.

